

Tom Rea
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2025/138072/01
Your ref: 25/00332/FPH
Date: 16 April 2025

Dear Tom,

100 Ninesprings Way, Hitchin, Hertfordshire, SG4 9NX.

Erection of single storey timber framed home office/workshop outbuilding following removal of existing outbuildings.

Thank you for consulting us on the above application on 11 April 2025.

Environment Agency Position

We have no comments on the said proposal. As the proposal is for a minor development in Flood Zone 3, our Flood Risk Standing Advice would apply. Please review the said advice below.

Advice to Local Planning Authority

Minor development within flood zone 3b

The [Planning Practice Guidance](#) (PPG) classifies development types according to their vulnerability to flood risk and provides guidance on which developments are appropriate within each Flood Zone.

This site lies within Flood Zone 3b, also known as functional floodplain, which is land defined by your Strategic Flood Risk Assessment (SFRA) as having a high probability of flooding.

This application type falls under our Flood Risk Standing Advice (FRSA). It is therefore your responsibility as the Local Planning Authority to use this advice to inform your decision. They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We would like to highlight that in this Flood Risk Standing Advice, it states that any development, except for the exemptions specified within Table 2 of the Planning Practice Guidance, should not be permitted if it lies within flood zone 3b.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures.

Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>

To get help during a flood, visit <https://www.gov.uk/help-during-flood>

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at: <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Ms Frankie Mansi
Planning Advisor

Email: HNL.SustainablePlaces@environment-agency.gov.uk

Direct Dial: 020 3025 2622